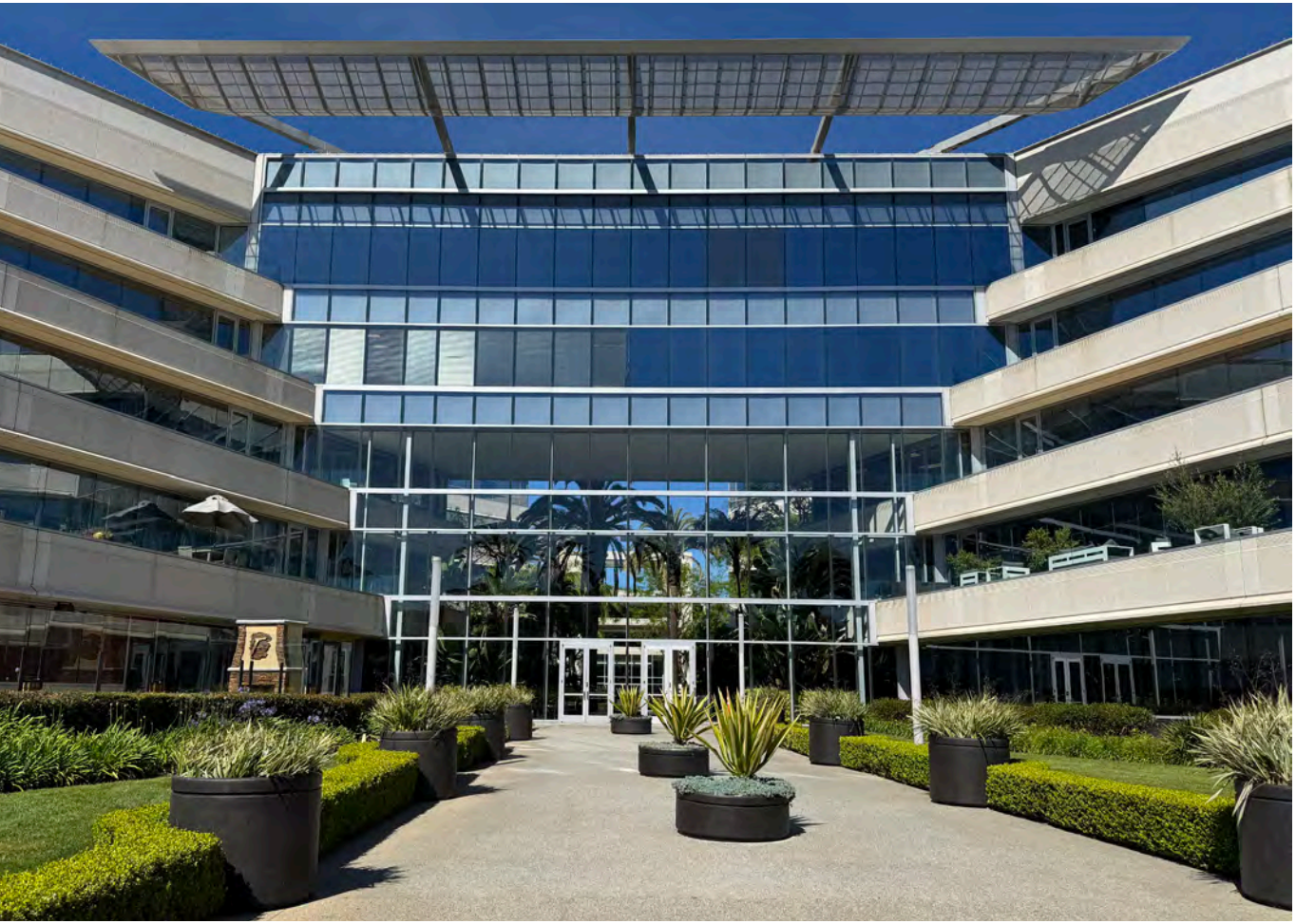
THE ATRIUM AT CONTINENTAL PARK

For Sublease: Fully Furnished Suite with Custom Finishes

2301 ROSECRANS AVENUE, EL SEGUNDO







NEWMARK

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THE ATRIUM | 2301 ROSECRANS AVENUE, EL SEGUNDO

Prominent presence within The Atrium at Continental Park, a premier office campus business environment on Rosecrans Ave

Ability to deliver furnished plug-n-play space with high-end custom finishes in an efficient floor plate and expansive windowline

Suite layout with double-door entry, 9 private offices, 2 conference rooms, kitchen, IT room, open space, and balcony

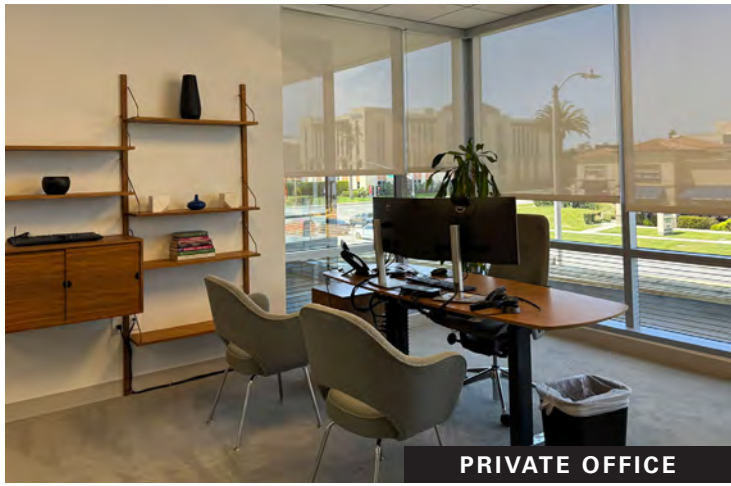
Convenient to I-405, I-105, and LAX, plus walking distance to the Metro C Line (Green) at the Douglas and El Segundo Station

Surrounded by Fortune 500 firms and a deep corporate ecosystem across aerospace, technology, media, and professional services

The campus features well maintained outdoor lounge areas, EV charging stations, a fitness room, and an onsite amenity center



RECEPTION


PRIVATE OFFICE


CONFERENCE

SUBLEASE DETAILS

SUITE 2150

RENTABLE SQUARE FEET
±5,885 RSF

SUBLEASE TERM
Through June 30, 2030

SUBLEASE RENTAL RATE
$4.25 per RSF, Full Service Gross

IDENTITY
Double door glass entry with secure access

FURNITURE NEGOTIABLE
Fully furnished suite with many designer upgrades

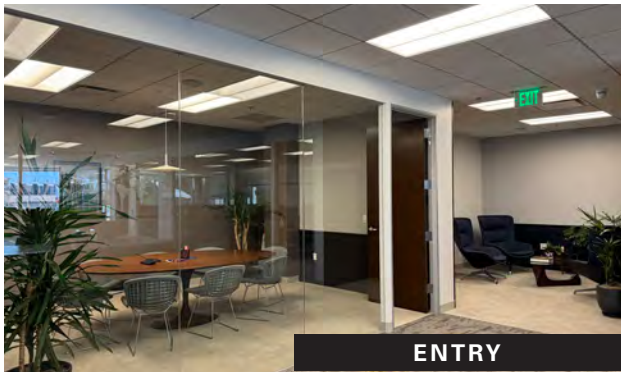
PARKING
12-26 parking permits available
$175.00 reserved, $100.00 unreserved

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DOUBLE DOOR ENTRY

SUITE PHOTOS

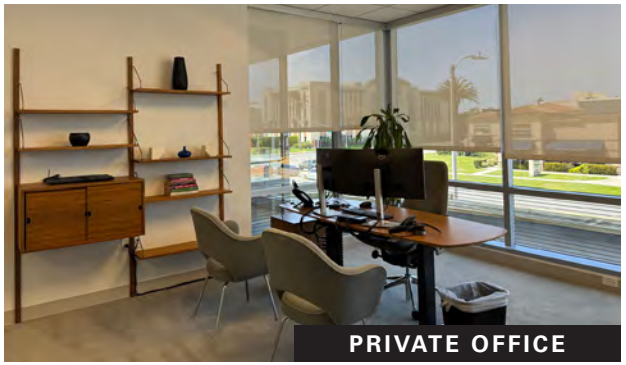

ENTRY

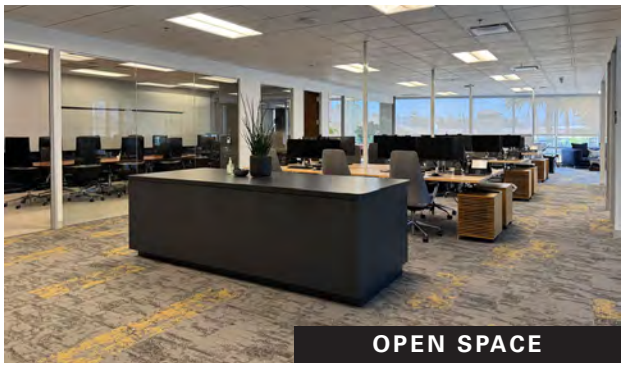

RECEPTION


CONFERENCE

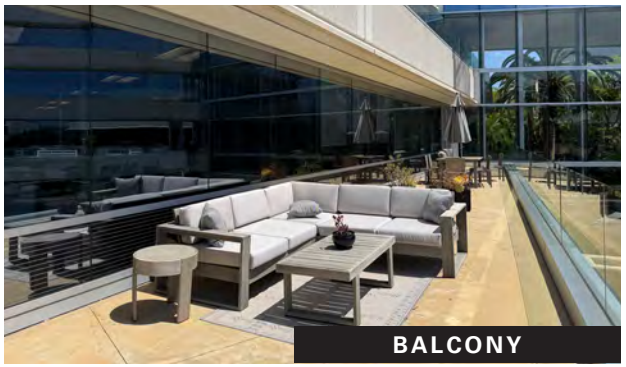

CONFERENCE


KITCHEN


PRIVATE OFFICE


OPEN SPACE


LOUNGE

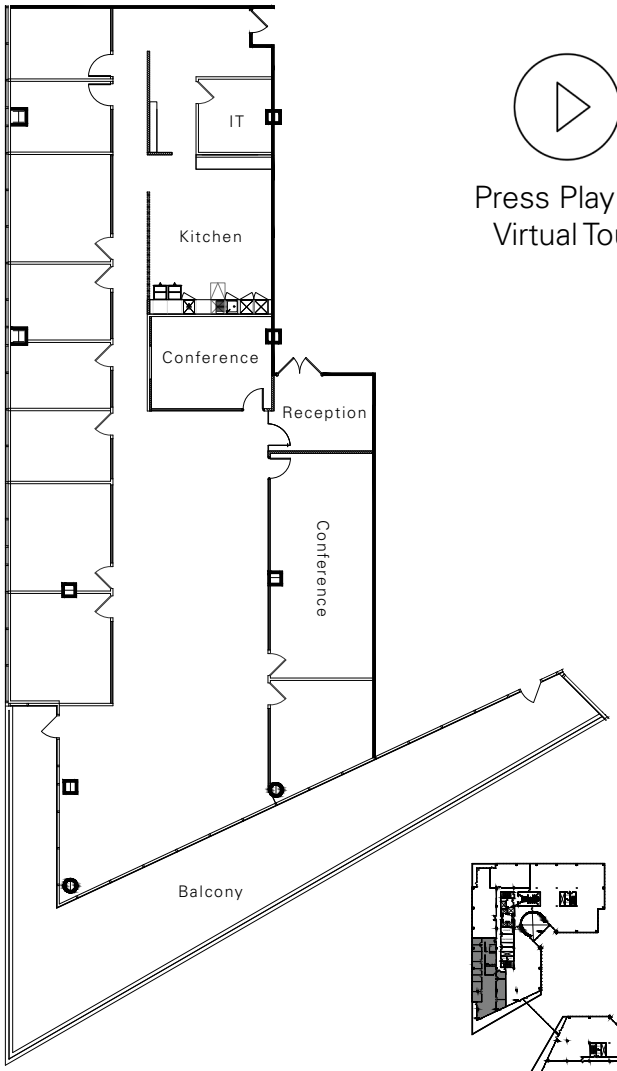

BALCONY

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THE ATRIUM | 2301 ROSECRANS AVENUE, EL SEGUNDO

FLOOR PLAN

SUITE 2150



Press Play for Virtual Tour

KEY PLAN - NOT TO SCALE

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OPEN AIR ATRIUM

ONSITE AMENITIES


ENTRANCE


VENDING MACHINES


CONVERSATION AREA


SHUFFLEBOARD


FOOSBALL


PING PONG / POOL TABLE


CONVERSATION AREA

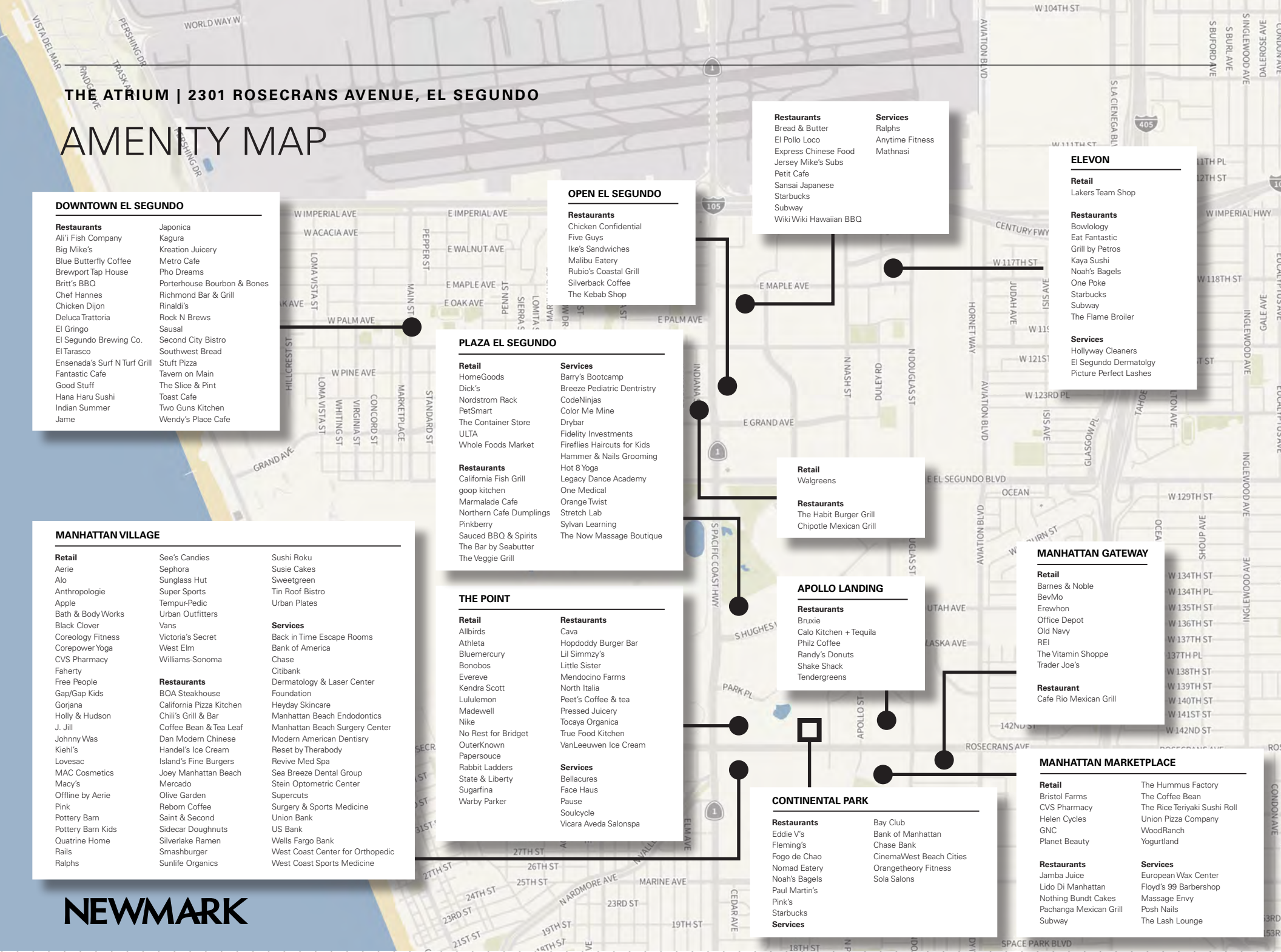

CONVERSATION AREA


PUTTING GREEN

NEWMARK

THE ATRIUM | 2301 ROSECRANS AVENUE, EL SEGUNDO

AMENITY MAP



DOWNTOWN EL SEGUNDO

Restaurants
Ali'i Fish Company
Big Mike's
Blue Butterfly Coffee
Brewport Tap House
Britt's BBQ
Chef Hannes
Chicken Dijon
Deluca Trattoria
El Gringo
El Segundo Brewing Co.
El Tarasco
Ensenada's Surf N Turf Grill
Fantastic Cafe
Good Stuff
Hana Haru Sushi
Indian Summer
Jame
Japonica
Kagura
Kreation Juicery
Metro Cafe
Pho Dreams
Porterhouse Bourbon & Bones
Richmond Bar & Grill
Rinaldi's
Rock N Brews
Sausal
Second City Bistro
Southwest Bread
Stuft Pizza
Tavern on Main
The Slice & Pint
Toast Cafe
Two Guns Kitchen
Wendy's Place Cafe

OPEN EL SEGUNDO

Restaurants
Chicken Confidential
Five Guys
Ike's Sandwiches
Malibu Eatery
Rubio's Coastal Grill
Silverback Coffee
The Kebab Shop

Restaurants
Bread & Butter
El Pollo Loco
Express Chinese Food
Jersey Mike's Subs
Petit Cafe
Sansai Japanese
Starbucks
Subway
Wiki Wiki Hawaiian BBQ

Services
Ralphs
Anytime Fitness
Mathnasi

ELEVON

Retail
Lakers Team Shop

Restaurants
Bowlology
Eat Fantastic
Grill by Petros
Kaya Sushi
Noah's Bagels
One Poke
Starbucks
Subway
The Flame Broiler

Services
Hollyway Cleaners
El Segundo Dermatolgy
Picture Perfect Lashes

PLAZA EL SEGUNDO

Retail
HomeGoods
Dick's
Nordstrom Rack
PetSmart
The Container Store
ULTA
Whole Foods Market

Restaurants
California Fish Grill
goop kitchen
Marmalade Cafe
Northern Cafe Dumplings
Pinkberry
Sauced BBQ & Spirits
The Bar by Seabutter
The Veggie Grill

Services
Barry's Bootcamp
Breeze Pediatric Dentristry
CodeNinjas
Color Me Mine
Drybar
Fidelity Investments
Fireflies Haircuts for Kids
Hammer & Nails Grooming
Hot 8 Yoga
Legacy Dance Academy
One Medical
Orange Twist
Stretch Lab
Sylvan Learning
The Now Massage Boutique

Retail
Walgreens

Restaurants
The Habit Burger Grill
Chipotle Mexican Grill

MANHATTAN VILLAGE

Retail
Aerie
Alo
Anthropologie
Apple
Bath & Body Works
Black Clover
Coreology Fitness
Corepower Yoga
CVS Pharmacy
Faherty
Free People
Gap/Gap Kids
Gorjana
Holly & Hudson
J. Jill
Johnny Was
Kiehl's
Lovesac
MAC Cosmetics
Macy's
Offline by Aerie
Pink
Pottery Barn
Pottery Barn Kids
Quatrine Home
Rails
Ralphs
See's Candies
Sephora
Sunglass Hut
Super Sports
Tempur-Pedic
Urban Outfitters
Vans
Victoria's Secret
West Elm
Williams-Sonoma

Restaurants
BOA Steakhouse
California Pizza Kitchen
Chili's Grill & Bar
Coffee Bean & Tea Leaf
Dan Modern Chinese
Handel's Ice Cream
Island's Fine Burgers
Joey Manhattan Beach
Mercado
Olive Garden
Reborn Coffee
Saint & Second
Sidecar Doughnuts
Silverlake Ramen
Smashburger
Sunlife Organics
Sushi Roku
Susie Cakes
Sweetgreen
Tin Roof Bistro
Urban Plates

Services
Back in Time Escape Rooms
Bank of America
Chase
Citibank
Dermatology & Laser Center
Foundation
Heyday Skincare
Manhattan Beach Endodontics
Manhattan Beach Surgery Center
Modern American Dentisry
Reset by Therabody
Revive Med Spa
Sea Breeze Dental Group
Stein Optometric Center
Supercuts
Surgery & Sports Medicine
Union Bank
US Bank
Wells Fargo Bank
West Coast Center for Orthopedic
West Coast Sports Medicine

THE POINT

Retail
Allbirds
Athleta
Bluemercury
Bonobos
Evereve
Kendra Scott
Lululemon
Madewell
Nike
No Rest for Bridget
OuterKnown
Papersouce
Rabbit Ladders
State & Liberty
Sugarfina
Warby Parker

Restaurants
Cava
Hopdoddy Burger Bar
Lil Simmzy's
Little Sister
Mendocino Farms
North Italia
Peet's Coffee & tea
Pressed Juicery
Tocaya Organica
True Food Kitchen
VanLeeuwen Ice Cream

Services
Bellacures
Face Haus
Pause
Soulcycle
Vicara Aveda Salonspa

APOLLO LANDING

Restaurants
Bruxie
Calo Kitchen + Tequila
Philz Coffee
Randy's Donuts
Shake Shack
Tendergreens

MANHATTAN GATEWAY

Retail
Barnes & Noble
BevMo
Erewhon
Office Depot
Old Navy
REI
The Vitamin Shoppe
Trader Joe's

Restaurant
Cafe Rio Mexican Grill

CONTINENTAL PARK

Restaurants
Eddie V's
Fleming's
Fogo de Chao
Nomad Eatery
Noah's Bagels
Paul Martin's
Pink's
Starbucks

Services
Bay Club
Bank of Manhattan
Chase Bank
CinemaWest Beach Cities
Orangetheory Fitness
Sola Salons

MANHATTAN MARKETPLACE

Retail
Bristol Farms
CVS Pharmacy
Helen Cycles
GNC
Planet Beauty

Restaurants
Jamba Juice
Lido Di Manhattan
Nothing Bundt Cakes
Pachanga Mexican Grill
Subway
The Hummus Factory
The Coffee Bean
The Rice Teriyaki Sushi Roll
Union Pizza Company
WoodRanch
Yogurtland

Services
European Wax Center
Floyd's 99 Barbershop
Massage Envy
Posh Nails
The Lash Lounge

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AERIAL MAP



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